

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS:

Planning Application Number: 23/00441/P3CMA

Highway Reference Number: 2023/0441/04/H

Application Address: Former Severn Trent Reservoir Off Leicester Road Hinckley Leicestershire

Application Type: Change of Use

Description of Application:

Change of use of existing light industrial unit (Class E) to bungalow (Class C3)

GENERAL DETAILS

Planning Case Officer: Joseph Fleetwood HBBC

Applicant: Mr P Collis

County Councillor: Cllr Michael Mullaney

Parish: Hinckley

Road Classification: Class B

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Highway Authority Advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 111 of the National Planning Policy Framework (2021), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) has been consulted on an application for the change of use of an existing industrial unit (94 sqm, Class E) to a bungalow (Class C3) at the former Severn Trent Reservoir off Leicester Road, Hinckley.

The LHA are aware of another application under LPA reference 19/00567/FUL for 14 dwellings at the site, which includes improvements to the site access on Leicester Road. That application was granted planning permission by the Local Planning Authority on Friday 27 Sep 2019. A number of non material amendment applications and applications to discharge conditions for that development have been submitted since.

Site Access

Access to the site would be via Leicester Road, a B classified road (B590) subject to a 30mph speed limit. The access would be improved as part of application reference 19/00567/FUL. On this basis, the LHA have no further comments to make on the site access arrangements under the site specific circumstances.

Highway Safety

Based on available records to the LHA, there have been two recorded Personal Injury Collisions (PIC's) between its junction with New Buildings/ Hollier's Walk (B590)/ Derby Road and its junction with Leicester Road (B4668)/ Spa Lane (B590). Both PIC's were recorded as slight. One PIC occurred in September 2018 and involved a collision between a left turning vehicle and another vehicle. The other PIC occurred in August 2020, however no report has been received from the police.

Given the scale of the proposed development the LHA consider the proposals are unlikely to create a highway safety situation.

Trip Generation

Due to the existing permitted use of the building (Class E), the LHA do not envisage the proposed change of use to a dwelling (C3), to lead to a significant increase in trip generation, than already associated with the permitted use.

Internal Layout

The site would be accessed via a private road. The Applicant has advised that while one parking space could be provided in accordance with Part 3, Paragraph 3.151 of the Leicestershire Highway Design Guide (available at <https://resources.leicestershire.gov.uk/lhdg>), two parking spaces are proposed.

The two parking spaces which have been proposed for the bungalow, are detailed on Lawrence Finley drawing number COU-02.

The LHA have no objection to the proposed parking and turning arrangements.

Transport Sustainability

The site is located within a 150 metre walking distance of bus stops, an 800 metre walk of Hinckley town centre and 400 metres of a secondary school.

Condition

1. The development hereby permitted shall not be occupied until such time as the parking (and turning facilities) have been implemented in accordance with Lawrence Finley drawing number COU-02. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable

vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

Informative

Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway you must ensure all necessary licences/permits/agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.

Date Received
16 May 2023

Case Officer
Ben Dutton

Reviewer
DH

Date issued
31 May 2023